

**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MINUTES**

December 18, 2017

Present were Chair Mazzochi, Commissioners Callahan, Carrier, Giannaros, Llewellyn and Perry and Alternate Commissioners Forster and Schoenhorn and Assistant Town Planner and Clerk. Chair Mazzochi opened the meeting at 7:00 p.m.

Chairman Mazzochi explained the process of the meeting and asked Commissioner Llewellyn if he listened to a recording of the November 13, 2017 meeting. Commissioner Llewellyn confirmed that he did.

Secretary Carrier read the Old Business agenda item into the record.

OLD BUSINESS

Artfx – 801 Plainville Avenue

Application for variance to install freestanding sign in residential zone located at 801 Plainville Avenue, R40 zone. The public hearing was closed at the November 13, 2017 meeting. Chair Mazzochi asked for a motion so that discussion of this matter could begin and reminded the Board that no new information or testimony from the applicant or public can be accepted; a decision can be made only on the information they have already received.

Upon a motion made and seconded (Carrier/Llewellyn) it was

VOTED: 5 in favor to 1 opposed (Giannaros) to approve the Artfx application for variance to install a twelve square foot freestanding sign in the residential zone of 801 Plainville Avenue, R40 zone, as submitted with the application, presented at the public hearing and on file in the Planning Office.

Commissioner Giannaros commented he visited the site but could not support installation of a sign as he felt it was further encroachment of the business use into the residential zone on the site.

Commissioner Perry stated she visited the site and studied the proposed size and location of the sign from various vantage points and finds the request to install the proposed sign in the proposed location to be a reasonable request. It is less obtrusive than installing a sign on the building or positioning the sign to run parallel with the road.

Commissioner Carrier also visited the site and commented that if the sign were relocated to the business zoned portion of the site it would not be visible and could create a safety issue with people looking for the business.

Chair Mazzochi also visited the site and agreed with the previous comments.

Commissioner Llewellyn commented he also visited the site and felt the request was reasonable.

Commissioner Callahan also commented on the site and expressed concern with installing the sign in the business zoned portion of the site. With the proximity of the intersection of Route 6 and Route 177, the existing businesses at that intersection, the speed of traffic travelling on Plainville Avenue, he felt it could create a safety issue for motorists trying to locate this business if the sign were not located as proposed along the driveway.

Chair Mazzochi

Secretary Carrier offered congratulations and thanks to Chair Mazzochi for her thirty years of service on the Zoning Board of Appeals and presented her with a plaque. Chair Mazzochi thanked current and past Board members for their service.

MINUTES

November 13, 2017 Minutes

Upon a motion made and seconded (Carrier/Llewellyn) it was unanimously

VOTED: To approve the minutes of the November 13, 2017 meeting.

The meeting adjourned at 7:12 p.m.

SJM